

# FOOD CENTRAL

WHERE FOOD BUSINESS GROWS

Exceptional Food Production, Logistics and Distribution  
Campus with Development Opportunities

ST. MARGARET'S • CO. DUBLIN

Sites for Sale,  
Design & Build  
or Lease

DUBLIN AIPORT

FOOD  
CENTRAL  
WHERE FOOD BUSINESS GROWS

 CUSHMAN &  
WAKEFIELD

 FINNEGAN  
Menton

# IRELAND'S PREMIER FOOD PARK

FoodCentral is Ireland's leading food park, uniquely positioned at the heart of the country's most strategic hub for the production, handling and distribution of food, drink, flowers serving both national and international markets.

As a vital gateway linking Ireland to both domestic and global trade corridors. FoodCentral enables ambitious, high-growth food, flower and beverage businesses to expand, innovate, and compete at an international level.





## CENTRAL TO MARKET

|                                                                                     | Time   | Destination    |
|-------------------------------------------------------------------------------------|--------|----------------|
|  | 5 mins | Dublin Airport |
|                                                                                     | 6 mins | M50            |
|                                                                                     | 6 mins | M1             |
|                                                                                     | 6 mins | M2             |
|                                                                                     | 9 mins | Port Tunnel    |

## LOCATION

FoodCentral is strategically located in St. Margaret's, North Dublin, immediately adjacent to Dublin Airport and at the heart of Ireland's premier logistics and food hubs. Positioned off the M1 Corridor, FoodCentral benefits from exceptional connectivity to national and international transport infrastructure, making it an ideal location for food, flower and beverage production, distribution and logistics occupiers.

Dublin Airport is located on the doorstep of FoodCentral, providing valuable synergies for businesses reliant on air freight, meeting international clients and suppliers, and time-sensitive supply chains.

Accessed via the R108 and situated adjacent to Dublin Airport's North Runway, FoodCentral is approximately 15km from Dublin Port via the Dublin Port Tunnel, offering efficient access to Ireland's principal port. The park also benefits from excellent connectivity to the M50 motorway and to both the M1 and M2, providing seamless links to Dublin City, the Greater Dublin Area and the national road network.

This unrivalled transport connectivity positions FoodCentral as one of Ireland's most strategically located destinations for food, flower and beverage businesses.



## WHY IRELAND?

Ireland has become one of Europe's most attractive locations for food, flower and beverage occupiers seeking to expand warehousing and distribution operations. Ireland offers a gateway to both the EU and UK markets. Ireland provides direct connectivity to major international shipping routes and transatlantic trade corridors, supporting both import and export-led businesses. Ireland also offers a world class agri-food ecosystem, recognised for quality, traceability and innovation, alongside robust cold-chain logistics expertise and infrastructure.

## WHY FOODCENTRAL?

FoodCentral is an established food park with over 1,800 working employees onsite. The food park offers a strategic, purpose-built hub for food, floral, beverage and agri-related businesses, positioned in St. Margaret's in North County Dublin. Designed to optimise the "route to market," the scheme supports efficient production, distribution and logistics, helping occupiers reduce transport times and operating costs.

Located within an established food and logistics cluster and supported by strong road and transport connectivity, FoodCentral provides access to a skilled workforce and valuable supply chain synergies, making it an ideal base for scalable, future-focused operations.



# THE OPPORTUNITY

FoodCentral extends to approximately 280 acres (113 hectares) and offers a sustainable, master-planned campus designed to accommodate large-scale food, flower and beverage production, as well as related logistics and distribution operations. Serviced development sites ranging from 3.0 to 40.0 acres are currently available.

FoodCentral uniquely integrates its working landscape, featuring established apple orchards and modern glasshouses that create a distinctive and unique, food-focused environment for occupiers.

FoodCentral offers occupiers a flexible, bespoke range of options, including **site purchase, design and build, or leasing opportunities**. A variety of site sizes and configurations are available across the park to suit specific occupier requirements.

| Site | Acres | Hectares |
|------|-------|----------|
| B5   | 2.95  | 1.20     |
| B6   | 3.34  | 1.35     |
| B7   | 5.68  | 2.30     |
| B8   | 5.54  | 2.24     |
| B9   | 7.5   | 3.04     |
| C1   | 15.58 | 6.30     |

Occupiers within FoodCentral are a mix of food production, processing, packaging, food service, flowers and logistics.







## GROWING AT FOODCENTRAL

### Glasshouses

Over 100,000 sq m of modern glasshouses growing strawberries

### Apple Orchards

Harvested each year



## SUSTAINABILITY AT FOODCENTRAL

Sustainability is a core pillar of the FoodCentral masterplan, with a wide range of initiatives embedded across building design, utilities and overall management.

Key initiatives across the park include a Combined Heat and Power (CHP) plant significantly reducing energy consumption and emissions, rainwater harvesting systems, and extensive biodiversity programmes.

Renewable energy is a major focus, with solar PV installations, heat pump technology, and facilities incorporating net-zero energy warehouse design.

FoodCentral also supports cleaner transport and operations, including BioCNG infrastructure, HVO-powered vehicles, EV charging supported by solar energy, and truck and trailer wash facilities utilising harvested rainwater.

Several occupiers also hold ISO 14001 and Bord Bia Origin Green accreditation.

The wider landscape is actively managed to promote ecology and wellbeing, incorporating green roofs, no-mow policies to support pollinators, and biodiversity tracking programmes.

Notably, Keelings Ireland Farm has expanded from 5 honeybee hives in 2015 to approximately 70 in recent years, highlighting the site's strong focus on habitat creation and environmental enhancement. Honey from the hives is sold in the Farm Shop at FoodCentral.



## FOOD PARK VISION PER FINGAL COUNTY COUNCIL DEVELOPMENT PLAN

Facilitate the development of a state-of-the-art Food Park incorporating the growing, preparation, processing, ripening, packaging, storing, distribution and logistics relating to food, drink, flowers and related products on lands adjacent to major transport infrastructure, operating at a national and international scale and optimising its strategic value to the regional economy. The Park will be primarily devoted to developing value-added opportunities within the food sector.

## ADDITIONAL BENEFITS OF LOCATING IN FOODCENTRAL

- 75% of Ireland's food distribution within 25km of FoodCentral
- Optimum National Distribution location resulting in savings per trip
- 50% reduction in council development contributions for qualifying uses
- Intertrading (synergies) in the park
- Food industry culture in the local area
- Shared knowledge e.g. local suppliers, planning application and construction teams
- Unique food environment which is valued by successful food businesses



# PROFESSIONAL TEAM

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